



Memorandum

TO: PARKS & RECREATION
COMMISSION

FROM: Marybeth Harasz

SUBJECT: Great Oaks Development
Turnkey Park Master Plan

DATE: 09-15-14

Approved

Date

COUNCIL DISTRICT: 2
SNI AREA: N/A

RECOMMENDATION

It is recommended that the Parks and Recreation Commission accept the master plan for the new turnkey park associated with the (iStar) Great Oaks Mixed Use Development (the Project) applications (File No. PDC 12-028 and File No. GP 12-12-001) and recommend City Council approval of the Master Plan.

OUTCOME

Approval of the Turnkey Park Master Plan will support the future design and construction of a new turnkey park.

BACKGROUND

Hunter/Storm Development has applied for a planned development zoning (File No. PDC 12-028) and general plan amendment (File No. GP 12-12-001) application approvals for a mixed use project including residential housing located north of State Route 85 next to the Hitachi corporate campus. A draft Environmental Impact Report fully describes the project and can be found at:

<http://www.sanjoseca.gov/DocumentCenter/View/30783>

The project proposes approximately 720 residential units ranging in type from single family to multifamily. Parkland dedication and turnkey park development are proposed for a new park centrally located within the development site of approximately 1.6 acres in size. In addition to land dedication and construction of a new turnkey park, private recreation credits are anticipated

to be used to fulfill the PDO/PIO obligation of the new residential development. A chain of public parks exists near the site, constructed as part of the “Hitachi” development several years ago. The chain of parks is linked to the proposed Project by existing public street infrastructure and by a proposed privately owned, publicly accessible greenway trail. The nearby “Hitachi” parks offer the following existing facilities:

Ramac Park (10.6 acres)

- Lighted Softball Field
- Multi-use Rec. Court
- Tennis Court
- Tot Lot
- Lighted Soccer Field
- Concession/Restrooms
- Picnic Area
- Perennial Garden and Oak Terrace
- Orchard Style Grove

Raleigh Linear Green (5.5-acres)

- Horseshoe Pitch
- Tennis Court
- Picnic Area
- Fitness Cluster (x2)
- AG Path/Trail
- Volleyball Court
- Basketball Courts (x2)
- Dog Park
- Large Turf area

Charlotte Commons Park (1-acre)

- Open Space Turf Area
- Seating areas
- Large passive multi-use lawn
- Bocce Courts (x2)

Other existing public parks within proximity of the development site, but with pedestrian access limited by rail or major highway boundaries are: Silver Leaf Park, Coyote Creek Trail, George W. Page Park, Palmia Park and Miyuki Dog Park.

ANALYSIS

The proposed turnkey park site is an approximately 1.6-acre site, located centrally to residential units. Turnkey improvements include the construction of a central gathering space to support community events, a playground, and open space. These park amenities are intended to

supplement existing nearby facilities accessible within walking distance at RAMAC Park, Raleigh Linear Green and Charlotte Commons Parks. A copy of the Master Plan report is attached to this staff report. A presentation of the proposed park elements will be made at the meeting.

A noticed community meeting was held on July 30, 2014 to discuss the proposed project including design of the park. Residents were generally supportive of the project.

City staff offers the following recommendations to be incorporated into the master plan documents:

1. Ensure that adjacent housing faces onto the proposed public park.
2. Show the impact of multi-family buildings near the proposed public park. Demonstrate how public and private uses will be demarcated and how shade or shadows will influence use of the park.
3. Move the play area away from single family residences.

Next steps include preparation of a Turnkey Parkland Agreement which will require Council approval along with the Master Plan. In addition, park name nominations should be submitted by members of the public or the developer's team. Great Oaks Park is a working title and the final park name must be approved by Council under the City's "Naming of City Owned Facilities" policy. The form for nominating names can be found at:

<http://www3.sanjoseca.gov/clerk/forms/CityOwnedFacilities.pdf>

CEQA

CEQA: Pending

Marybeth Harasz
Division Manager

Attachments:

1. Great Oaks Turnkey Park Presentation
2. Memo from Ken Kay Associates
3. Sun Shade Study

For questions please contact Marybeth Harasz, Division Manager, at (408) 793-5514.

GREAT OAKS MIXED USE MASTER PLAN

San Jose, California

HUNTER STORM + STAR FINANCIAL



PUBLIC TURNKEY PARK PARKS COMMISSION PRESENTATION

October 2014

Prepared by: KenKay Associates

CONTEXT

The Great Oaks Master Plan is a 72.5 acre mixed use community planned as a logical completion to the goals and intent established in creating the adjacent Hitachi mixed-use transit village at Cottle Road (San Jose's Urban Village 6). These core concepts include: the accommodation of a concentration of job creating uses, providing housing opportunities of various densities, providing neighborhood serving retail and service and improving open space and public infrastructure systems all within close proximity to public transit.

In 2005, San Jose's Urban Village 6 master plan was approved utilizing the principles above and since that time has provided 17 acres of new public parks, over 3 miles of improved public streets and is now seeing nearly 2,000 residential units and 300,000 sqft of retail and services under construction along with the remaining working campus of HGST operational and redeveloping.

The Great Oaks Master Plan furthers Urban Village 6's concepts of the optimization of transit proximity, placement of a mix of residential, retail, and employment, and the continuous walking and bicycling environment that leads one to major destinations throughout the neighborhoods, commercial areas, and the larger community. The 720 units of housing and 414,000 sqft of retail/commercial uses are set within a robust open space network of over 8.5 acres including the 1.6 acre public Central Park.



PROJECT LOCATION



GREAT OAKS MASTER PLAN, URBAN VILLAGE 6 AND HGST CAMPUS



CENTRAL PARK'S CONTEXT WITHIN LARGER PARKS SYSTEM

RAMAC PARK
(10.6 Acres)

- Soccer Field (lit)
- Softball diamond (lit)
- Multi-use Recreational Court
- Concessions/Restroom
- Tennis Court
- Playground- Tot Lot
- BBQ Grills
- Picnic tables



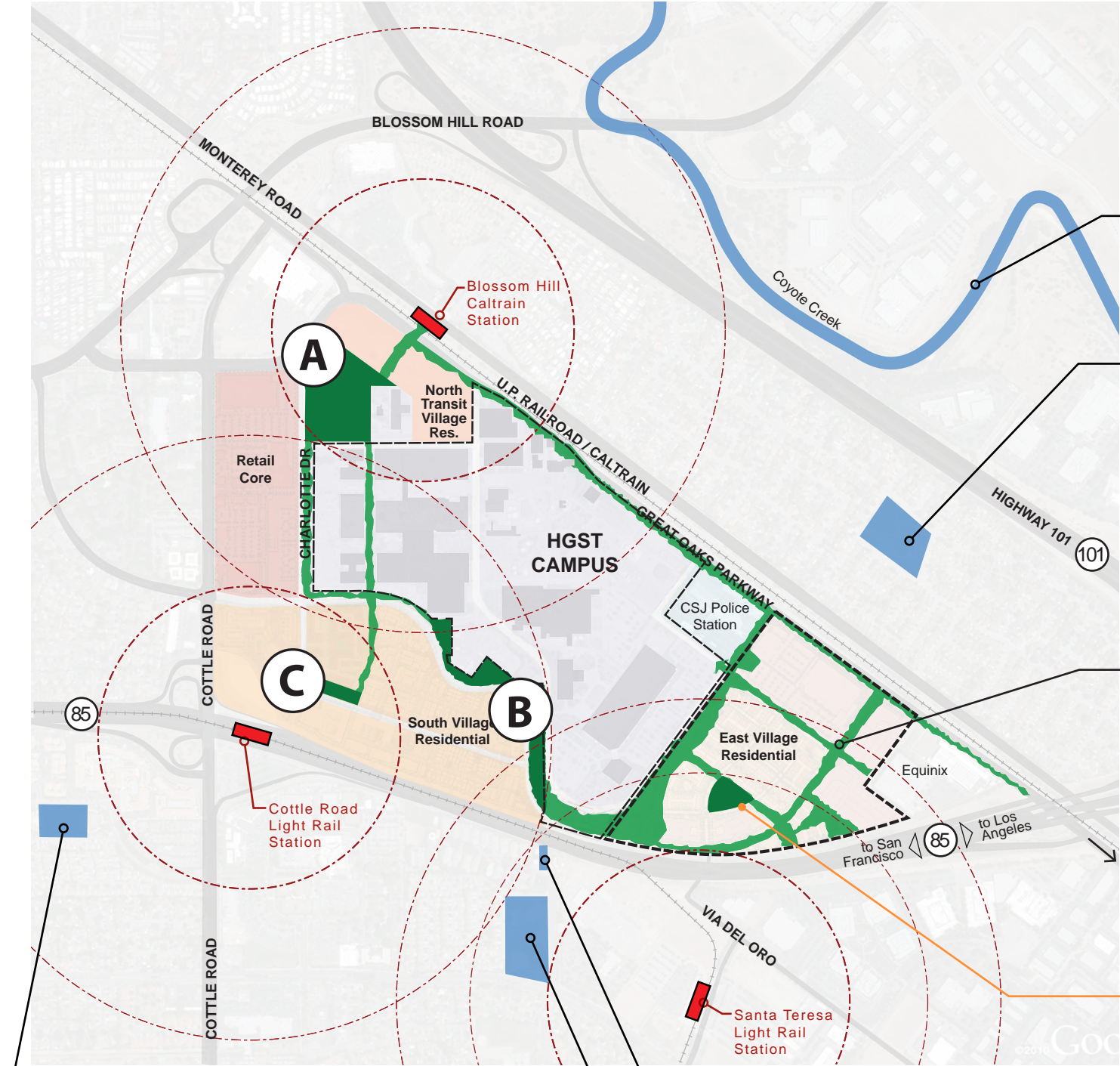
RALEIGH LINEAR GREEN
(5.5 Acres)

- Multi-Use Turf Areas
- Parcourse Fitness Trail
- BBQ Grills
- Picnic Tables
- Horseshoe Pitch
- Tennis Court
- Volleyball Court
- Basketball Court
- Dog Run



CHARLOTTE COMMONS PARK
(1.0 Acre)

- Mutli-Use Lawn
- Bocce Courts (2)
- Shade Bosques with Tables
- Turf Mound



COYOTE CREEK TRAIL

- Picnic Sites
- Biking & Hiking Trails

SILVER LEAF PARK

- Picnic Sites
- Basketball Court- 1/2 Size
- Playground (Age 2-5)
- Playground (Age 5-12)

PROJECT AREA
Great Oaks
Mixed Use

Proposed
Central Park

PALMIA PARK

- Picnic Sites
- BBQ Grills
- Tennis Court
- Basketball Court- 1/2 Size
- Playground- Age 2-5
- Playground- Ages 5-12

GEORGE W. PAGE PARK

- Picnic Sites
- BBQ Grills
- Tennis Courts
- Softball Field
- Soccer Field
- Playground (Age 2-5)
- Playground (Age 5-12)

MIYUKI DOG RUN

- Dog Run



istar - GREAT OAKS MIXED USE
Turnkey Park

OCTOBER 1, 2014

HUNTER STORM
DEVELOPMENT

CONSULTANT:



GREAT OAKS MASTER PLAN CONCEPT

Proposed Development:

- 154,000 sf Commercial (Costco)
- 260,000 sf Commercial/Office/Industrial
- 720 Residential Units
 - +/- 300 Apartments
 - +/- 370 Townhomes/Flats
 - +/- 50 Single Family Homes



GREAT OAKS OPEN SPACE SYSTEM



ISTAR - GREAT OAKS MIXED USE
Turnkey Park

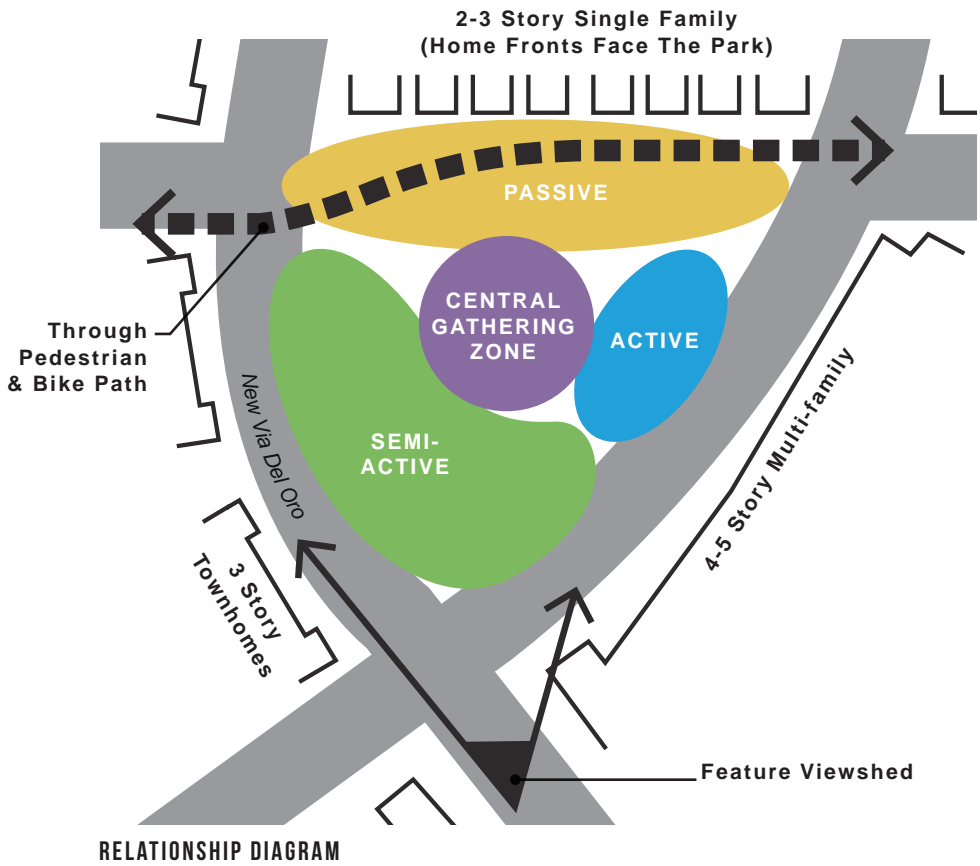
OCTOBER 1, 2014

HUNTER STORM
DEVELOPMENT

CONSULTANT:

KEN KAY ASSOCIATES
Master Planning
Landscape Architecture
1045 Sansome Street, Studio 321
San Francisco, California 94111
kenkaystf.com

CENTRAL PARK USE DIAGRAM AND CONCEPT



KEY MAP



istar - GREAT OAKS MIXED USE
Turnkey Park



OCTOBER 1, 2014

HUNTER STORM
DEVELOPMENT

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K E N K A Y A S S O C I A T E S

Memorandum

Date: September 12, 2014

Project: Great Oaks Master Plan – Turnkey Public Park

KKA Project Number: 1207

RE: Response to PRNS Comments

To: Marybeth Hararz, Division Manager
City of San Jose – Parks, Recreation and Neighborhood Services

Marybeth,

We are pleased to be moving forward toward the Park's Commission hearing on October 1st and appreciate your and David's guidance and support throughout this process. We have attached the updated exhibits intended for presentation to Park's Commission and have prepared the following responses to your team's questions/comments sent in the email dated 9/2/2014. The comment text original is followed by our team's response in blue italics.

1. Ensure that adjacent housing faces onto the proposed public park.
Both the 2 to 3 story single family homes with direct frontage on the north side of the park and the 3 story townhomes on the west side of Via del Oro are lane/alley loaded product types and as such have their front door/front yard facing the public park.
2. What is the height of multi-family buildings near the proposed public park? Demonstrate how multi-family housing types interface with the park - i.e. relationship of units to the park.
The multi-family buildings adjacent to the park will be 4 to 5 stories in height. The majority of units facing the park will have balconies and it is not yet known if any of the ground floor units will have street access via stoops or will be internally accessed.
3. Discuss the shade and shadow conditions of the proposed public park in the winter.
We have prepared and included a shade/shadow study indicating the anticipated shadow patterns for both potential 4 and 5 story conditions for the worst case (longest shadow) condition on the winter solstice of December 21st. The study reveals that longest shadows occur in the a.m. moving to a small percentage of the park in shade during the afternoon.

4. Move the play area away from single family residences.

We have relocated the play area to a location in park away from the front yard conditions of the single-family residences per the updated concept plan. We have replaced the previous active use in that location with more passive approach of seating and potential game tables (chess/checkers, etc.)

5. Discuss how the proposed public park maintenance is funded. Will that park be part of a CFD?

It is the applicant/owner's intent to supplement the Park's Department's standard maintenance with an enhanced maintenance program through a CFD, HOA or other City of San Jose accepted funding mechanism.

We hope we have appropriately addressed your comments and look forward to the steps ahead. Please contact us if you have any further questions or need additional information.

Thank you,



Jason Victor, ASLA
Principal

Attachments:

A – Updated Park's Commission Presentation Package

B – Supplemental Sun / Shade Study

Cc: David McCormic, PRNS
Steve Magee, iStar Financial
Ed Storm, Hunter Storm
Sachneel Patel, Hunter Storm

SUPPLEMENTAL DIAGRAM - CENTRAL PARK WINTER SOLSTICE SUN/SHADE STUDIES

PRC AGENDA: 10-01-14
ITEM: VI. C.
1

4 STORY MULTI-FAMILY

5 STORY MULTI-FAMILY

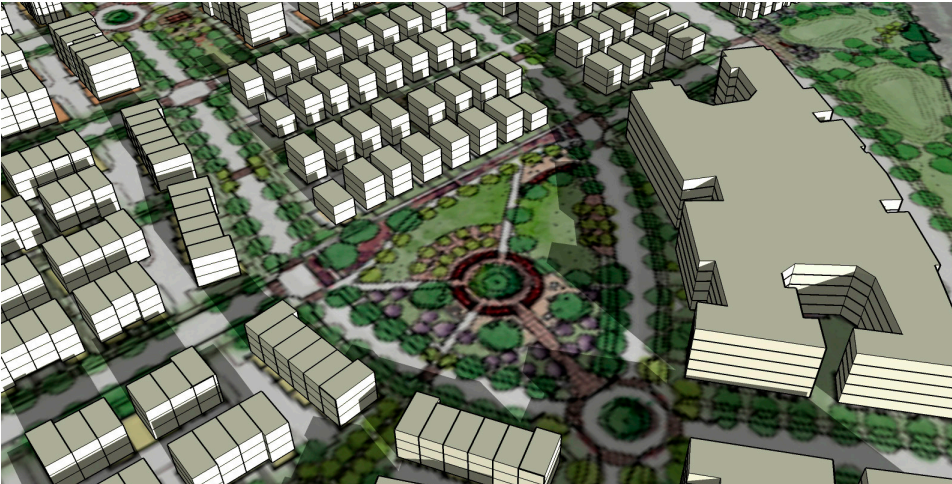
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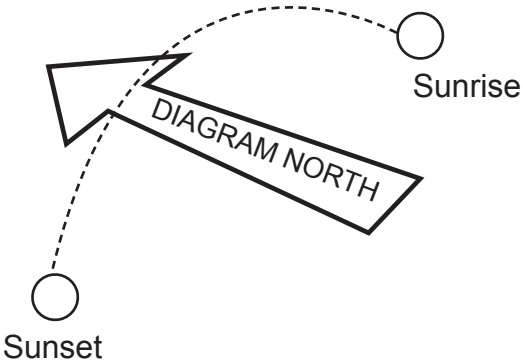
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3:00 pm



The multi-family residential building adjacent to the park is potentially 4 to 5 stories tall. The sun/shade studies show the building shadows cast onto the Central Park throughout the day on winter solstice (longest shadows of winter - Dec 21st).



ISTAR - GREAT OAKS MIXED USE
Turnkey Park

SEPTEMBER 12, 2014

HUNTER STORM
DEVELOPMENT

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